

@City of Conway

017611

ORDINANCE NO. 0-04-82

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE; TO REZONE PROPERTY ON EAST GERMAN LANE FROM MF-3, O-1, C-3 TO RU-1; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:

SECTION 1: That the Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **MF-3, O-1, C-3** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Lot 3 Asbury Replat, a Replat of Lot 2 Hawks Replat, the North 75.00 feet of Lot 4 Clara Rumker Subdivision, and part of the the SE1/4, Section 5, T-5-N, R-13-W, Faulkner County, Arkansas described as beginning at the NE comer of said SE1/4; thence S 01°14'27" W 739.40 feet; thence N 87°26'07" W 396.00 feet to the NW comer of Lot 15 T.H. Adcock Subdivision; thence S 01°14'27" W 1245.80 feet to the point of beginning; thence S 88°45'33" E 396.09 feet to the centerline of East German Lane; thence along said centerline to a point S 01°14'27" W 81.90 feet; thence leaving said centerline N 87°48'26" W 40.00 feet to the West right of way of East German Lane; thence along said right of way to a point S 01°16'40" W 275.97 feet; thence leaving said right of way N 87°36'59" W 142.09 feet; thence N 87°45'39" W 215.00 feet; thence N 01°53'05" E 98.45 feet; thence N 88°26'20" W 250.00 feet; thence N 01°16'40" E 254.63 feet; thence S 87°48'26" E 249.87 feet to the point of beginning, containing 4.42 acres more or less. Subject to all roadways, easements and reservations that are of record or physically in place. Property corners are located in accordance with existing monuments in the area. Improvements are as shown. Visible encroachments, if any, are as shown. This property is not in the 100 year flood plain according to Flood Insurance Rate Map #05045C0135E, panel 135 of 250, effective date September 27, 1991.

to those of **RU-1**, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

SECTION 2: That all ordinances in conflict herewith are repealed to the extent of the conflict.

SECTION 3: That this ordinance is necessary for the protection of the public peace, health and safety and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED THIS 27th DAY OF JULY, 2004

Approved:


MAYOR

Attest:


CITY CLERK

Doc#2004- 17418
Date 08/24/2004
03:46:39 PM
Filed & Recorded in
Official Records of
Faulkner County
SHARON RIMMER
FAULKNER COUNTY CIRCUIT CLERK
Fees \$11.00
by _____

2/29/15

D.C.